

CITY OF MONROE
MONROE OFFICE BUILDING
CUP 2019-01

SECTION 35, TOWNSHIP 28N, RANGE 6E

14692 179TH AVE SE, MONROE, WA 98272

RECEIVED
11/18/2019
CITY OF MONROE

Table with 2 columns: REVISIONS, BY

SITE INFORMATION

Table with 2 columns: ZONING, COMP. PLAN DESIGNATION, PROPOSED USE, BULK DEVELOPMENT REQUIREMENT CALCULATIONS, ADJACENT STREETS, UTILITY PROVIDERS

PARKING SPACE REQUIREMENTS

Table with 2 columns: OFFICE, STORAGE/REPAIR, UNDESIGNATED, MEETING AREAS, TOTAL SPACES REQ'D, TOTAL ACCESSIBLE SPACES REQ'D, BICYCLE PARKING REQUIREMENTS

PROJECT DATA

Table with 2 columns: PARCEL NUMBER, SECTION 35, TOWNSHIP 28N, RANGE 6E, PROJECT LOCATION, SITE AREA, IMPERVIOUS SURFACE AREA, PARKING AREA, LANDSCAPE AREA, BUILDING AREA, OCCUPANCY GROUP, CONSTRUCTION TYPE

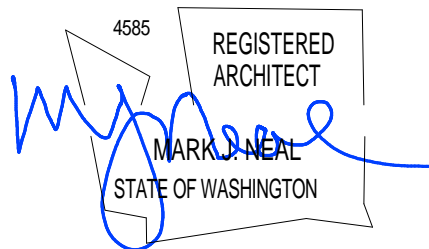
SHEET INDEX

Table with 2 columns: ARCHITECTURAL, A0.1 COVER SHEET, A1.1 SITE PLAN, A2.2 MAIN FLOOR PLAN



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GENERAL NOTES

- 1. WORK IS TO CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. DISCREPANCIES BETWEEN DRAWINGS AND CODES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 2. DO NOT SCALE DRAWINGS. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
- 3. VERIFY EXISTING SITE CONDITIONS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS.
- 4. LOCATE AND PRESERVE EXISTING SURVEY MARKERS.
- 5. LOCATE AND PRESERVE ANY EXISTING UTILITIES PRESENT AND SCHEDULE TO REMAIN UNCHANGED.
- 6. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF PLYWOOD UNLESS OTHERWISE NOTED.
- 7. INTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- 8. ANY DIMENSIONAL DEVIATIONS AFFECTING THE INTENT OR INCORPORATION OF OTHER ELEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 9. REFER TO FOUNDATION AND FRAMING PLANS FOR REFERENCE TO STRUCTURAL DETAILING.
- 10. SUBCONTRACTORS AND FABRICATORS TO SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR MATERIALS AND ASSEMBLIES AS INDICATED IN SPECIFICATIONS. DRAWINGS TO SHOW SIZES MATERIALS CONNECTION DETAILS TO ADJACENT MATERIALS. INDICATE ALL REQUIRED BACKING AND BLOCKING.
- 11. REFER TO STRUCTURAL NOTES FOR DESIGN LOADS.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.
- 13. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 14. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.

ABBREVIATIONS

Table with 4 columns: Symbol, Description, Symbol, Description, Symbol, Description, Symbol, Description

PLAN SYMBOL LEGEND

Table with 2 columns: Building Section, Detail, Interior Elevation, Room Identification, Door Number, Grid Lines, Window Type, Wall Type, Section Letter, Sheet Where Located, Detail Number, Sheet Where Located, Elevation Number, Sheet Where Located, Room Number, Room Name, Room Number, Plan North, Keynote Reference, Exit Sign

PROJECT TEAM

Table with 2 columns: ARCHITECT, STRUCTURAL ENGINEER, OWNER, CONTRACTOR

CUP 2019-01
MONROE OFFICE BUILDING
MONROE, WASHINGTON

Table with 2 columns: Date, Scale Factor, Drawn, File, Sheet

A0.1

PARKING SPACE REQUIREMENTS

OFFICE:	1 SPACE PER 300 S.F.	
STORAGE/REPAIR:	1 SPACE PER 1,000 S.F.	
UNDESIGNATED:	1 SPACE PER 300 S.F.	
MEETING AREAS:	1 SPACE PER 50 S.F.	
OFFICE:	14,895 / 300	= 50 SPACES
STORAGE/REPAIR:	6,266 / 1,000	= 7 SPACES
UNDESIGNATED:	5,160 / 300	= 18 SPACES
MEETING AREAS:	3,446 / 50	= 69 SPACES
TOTAL SPACES REQ'D		= 144 SPACES
TOTAL ACCESSIBLE SPACES REQ'D		= 5 SPACES
160 SPACES PROVIDED INCLUDING 8 ACCESSIBLE SPACES		
BICYCLE PARKING REQUIREMENTS		
1 PER 12 REQUIRED CAR SPACES	144 / 12	= 12 SPACES

SITE PLAN KEYNOTES

- # KEYNOTE SYMBOL
- 1

EXIST. PARKING LOT LIGHTING
- 2

EXIST. RECESSED CAN LIGHTS IN SOFFIT
- 3

EXIST. WALL MOUNTED LIGHT UNDER CANOPY
- 4

NEW CONC. PAD FOR LOADING AREA
- 5

NEW 5' CONC. WALK FROM DOOR TO SIDEWALK
- 6

NEW 5' X 5' X 4" CONC. PAD AT VALVE ROOM DOOR
- 7

EXIST. REFUSE BIN, BRICK ENCLOSURE WITH WOOD FRONT GATE
- 8

NEW 4" CONC PAD FOR 6 PLACE BIKE RACK
- 9

NEW 6 PLACE BIKE RACK
- 10

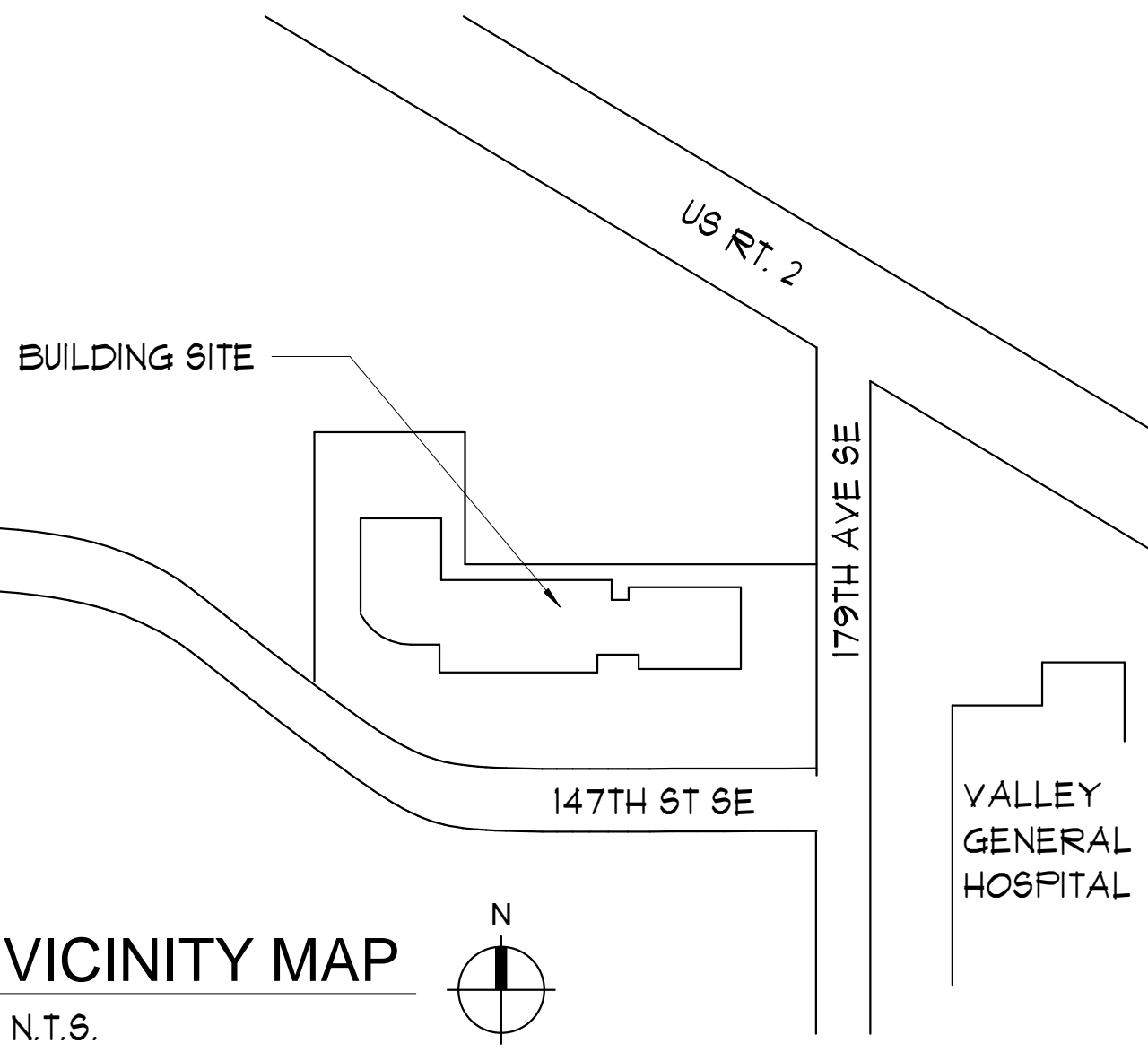
NEW WATER LINE FOR BUILDING FIRE SPRINKLER SYSTEM

SITE PLAN LEGEND

- 1/4" = 1'-0"
- PROPERTY LINE
- SETBACK OR EASEMENT
- PROJECT LIMITS
- CONTRACTOR STAGING AREA
- LANDSCAPED AREA
- LANDSCAPING BUFFER AREA
- CONCRETE
- ASPHALT PAVEMENT
- HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- SINGLE POST MOUNTED LIGHTING FIXTURE
- WATER METER
- ELECTRICAL TRANSFORMER

SITE DESIGN CRITERIA

PROJECT ADDRESS:	14692 179TH AVE SE MONROE, WASHINGTON 98272
OWNER:	JMB INVESTMENTS, LLC 10515 20TH ST. SE, STE #130 LAKE STEVENS, WA 98258
ASSESSOR'S PARCEL NO.:	280635004900
JURISDICTION:	CITY OF MONROE, WA
COMP. PLAN DESIGNATION:	MIXED USE
ZONING:	MIXED USE - MEDICAL (MM)
PROPOSED USE:	GOVERNMENT ADMINISTRATION BUILDING
MAXIMUM BUILDING HEIGHT:	45'
MAXIMUM LOT COVERAGE:	80%
SETBACKS:	
FRONT:	10'
SIDES:	10'
REAR:	10'
SITE AREA:	2.83 ACRES (123,389 S.F.)
LANDSCAPE BUFFER:	5'
IMPERVIOUS SURFACE AREA:	
BUILDINGS:	31,200 S.F.
PARKING/PAVED AREA:	63,428 S.F.
TOTAL IMPERVIOUS SURFACE AREA:	94,628 S.F.
LANDSCAPE AREA:	28,761 S.F.
SITE UTILITIES	
WATER - CITY OF MONROE	
SEWER - CITY OF MONROE	



VICINITY MAP

N.T.S.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL PROVIDE AND COORDINATE PLACEMENT, SIZE AND LOCATION OF ALL UNDERGROUND SLEEVE.
2. ALL DIMENSIONS TO CURBS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO BUILDING ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED OTHERWISE.
4. VERIFY ALL LOCATIONS OF PROPERTY LINES, UTILITY LINES AND EXISTING STRUCTURES.
5. REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO EXISTING SURFACES AND STRUCTURES. PROVIDE APPROPRIATE TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING CONDITIONS. EXTEND CONCRETE OR ASPHALT REPLACEMENT TO A UNIFORM TRANSITION OR THE NEAREST EXISTING JOINT.

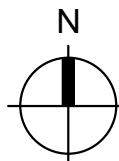
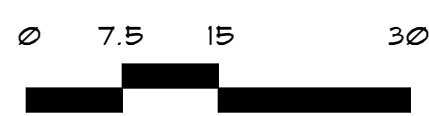
LEGAL DESCRIPTION:

SEC 35 TWP 28 RGE 06TH PTN OF 6E1/4 6E1/4 DAF - BEG AT SE COR SD SEC 35 TH N00°59'27W ALG E LN OF SD SEC 35 FOR 220FT TPB TH S89°00'33W AT R/A TO SD E LN 329.90FT TO BEG OF A TANG CRV TO THE R HAVGA RAD OF 284.81FT TH WLY ALG SD CRV AN ARC DIST OF 175.19FT THRU C/A 31°14'42 TH N55°44'45W 67.91FT TH N00°59'26W DIST 240.33FT TH N88°29'13E DIST 159FTTH 601°30'47E DIST 122FT TH N88°29'13E DIST 389.62FT TAP ON THE E LN SD SEC 35 TH S00°59'27E ALG SD E LN DIST 214.72FT TPB EXC E 30FT FOR RD AKA LOT 2 OF SP AF 7908170205 & REV BY BLA RECAF 8911290086 & SURV AF 8911275005

28063600300400
PUBLIC HOSPITAL DISTRICT #1
14701 179TH AVE SE

FUTURE PHASE ARCHITECTURAL SITE PLAN

1" = 30'-0" @ FULL SIZE

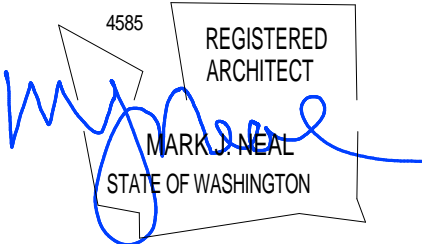


REVISIONS	BY



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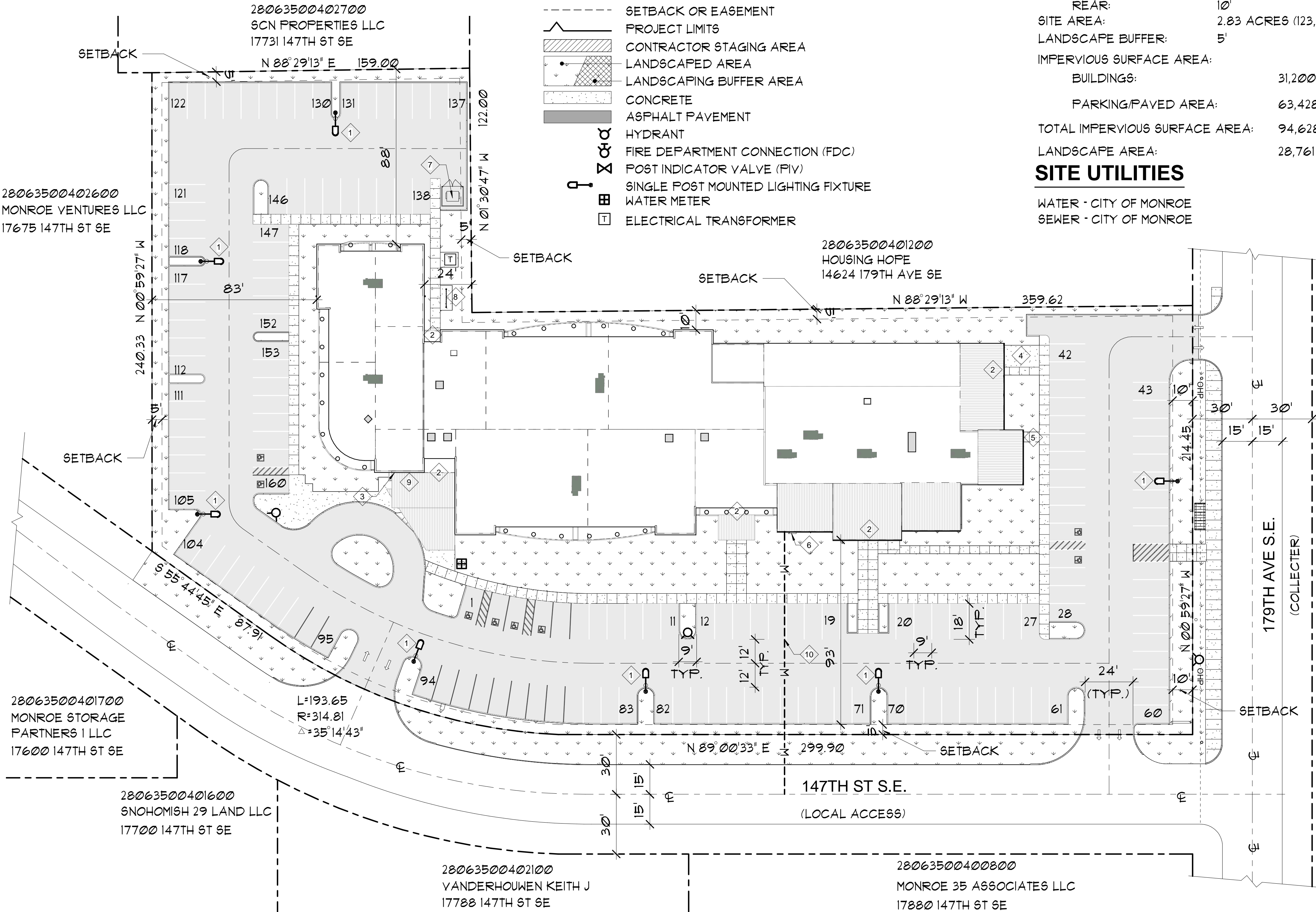
CUP 2019-01
EXISTING OFFICE BUILDING
14692 179TH AVE SE, MONROE, WA 98272

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Drawn:	JJB
File:	19422
Sheet	

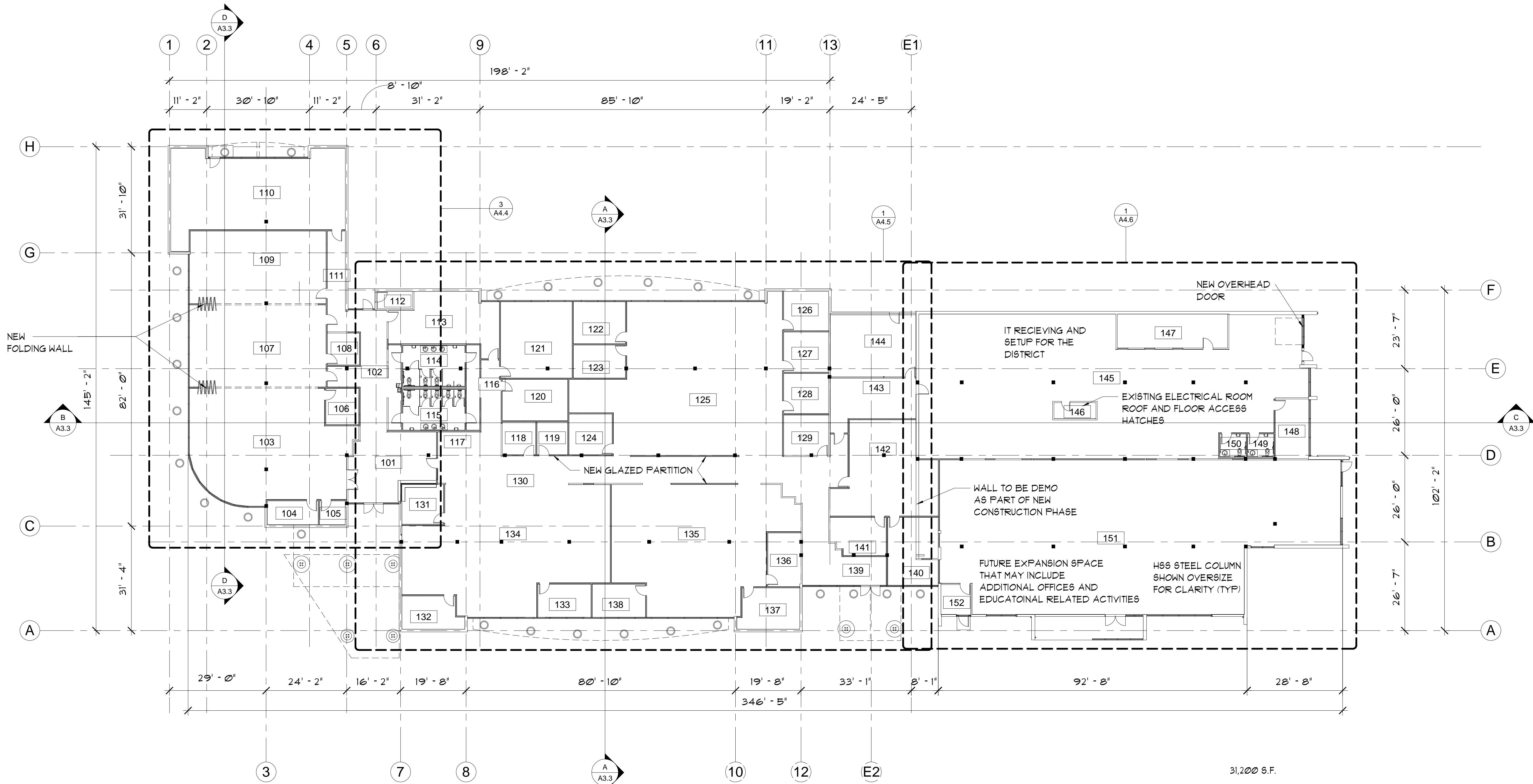
A1.1

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11/12/2019 4:09:25 PM M:\19\19422\50 CD-phase\19422 Monroe Office A-1 CUP.rvt



WALL LEGEND

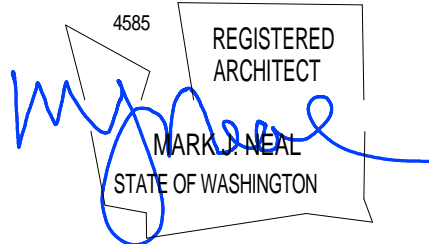
--- WALLS TO BE REMOVED
--- NEW WALLS
--- WALLS TO REMAIN

◆ KEYNOTE SYMBOL
MAIN FLOOR PLAN KEYNOTES

REVISIONS	BY



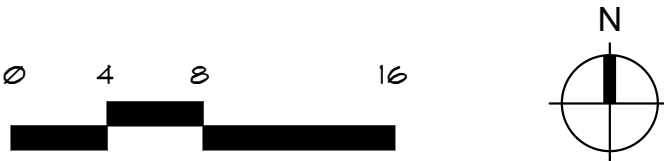
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CUP 2019-01
MONROE OFFICE BUILDING
MONROE, WASHINGTON

31,200 S.F.

FUTURE PHASE MAIN FLOOR PLAN
1/16" = 1'-0" @ FULL SIZE



Date: 2019-11-07
Scale Factor: 1
Drawn: JJB
File: 19422
Sheet

A2.2